



Ellingham Road, Chessington

The **PERSONAL** Agent

# Offers In Excess Of £775,000 Freehold

- Impressive Chalet Bungalow. 2495 sqft of Beautifully Appointed Accommodation
- Discreet Level Position At The End Of A Private Driveway
- Well Established Front and Rear Gardens
- Entrance Hall and Downstairs Bathroom
- Extended Fully Fitted Kitchen/Breakfast Room
- Spacious Lounge With Wood Burning Stove
- Three Ground Floor Bedrooms/Receptions
- Spacious Master Bedroom With Terrace and Ensuite
- Detached Double Garage and Workshop
- Viewing Advised As Deceptively Spacious

An opportunity to acquire a substantial chalet bungalow offering an impressive 2495 sq ft of versatile accommodation sat on a secluded and level position accessed via a private driveway with a detached double garage, workshop and outhouse/office located at the end of a sought after cul-de-sac.

This fantastic chalet bungalow is deceptively spacious and an internal viewing is advised to fully appreciate what this wonderful property has to offer. You approach the property via a detached double garage providing secure off road parking and there is a wooden gate which leads you through a well established front garden with a pathway to the front entrance and rear garden.

The property itself enjoys an incredibly well balanced layout alongside further potential to extend STPP if desired. So, when you couple the generous space it provides with the numerous stand out features, finding a more impressive home within this location will be a very difficult task indeed.

The property is within the catchment of many fantastic local primary and secondary schools and located within a short walk from village shops on Hook Road and Chessington town centre. Chessington North and South railway stations are both close by.



As soon as you step into the welcoming entrance hall the wonderful feel of this house is immediately evident and provides the best first impression. The accommodation flows perfectly and makes the most of the natural light with arguably the star of the show being the kitchen/breakfast room which our clients have created by re-defining the original footprint to create a large bright space with high ceilings which is perfect for entertaining and day to day life.

There is a wonderful living room to the front of the property which is a super size within its own right and this space links directly to the front garden. From a practical sense there is a downstairs bathroom and there are three ground floor bedrooms which can also be used as receptions, perfect for large families requiring versatile living space.

Another outstanding feature is the huge master bedroom which occupies the entire first floor with a large double glazed arched window with matching door leading to a terrace balcony which overlooks the beautiful rear garden and the perfect spot to enjoy a morning coffee. Off the bedroom is a modern ensuite bathroom proving a quiet retreat for rest and rejuvenation.

Outside the property also shines with a detached outhouse/office and adjoining workshop and there is a outdoor pergola seating area with paved terrace perfect for relaxing with the family and entertaining guests.

Chessington is nestled in Surrey between Epsom, Surbiton and Kingston Upon Thames. The transport links from this location are excellent and buses run regularly to Epsom and Kingston via Surbiton. Trains from Chessington North station are every thirty minutes to London Waterloo via Wimbledon and Clapham Junction.

Don't miss the opportunity to make this house your home! With its characterful features, convenient location, and ample living space, this property is sure to capture your heart. Contact us today.

Tenure - Freehold  
Council Tax Band - F

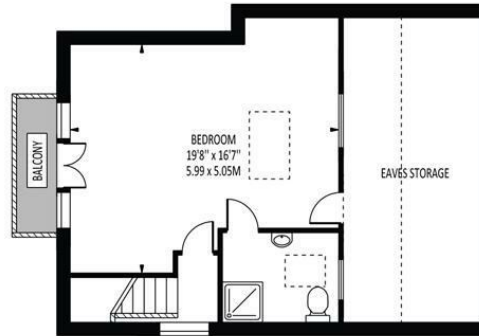




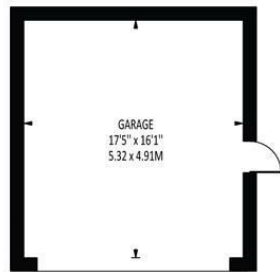
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## Ellingham Road

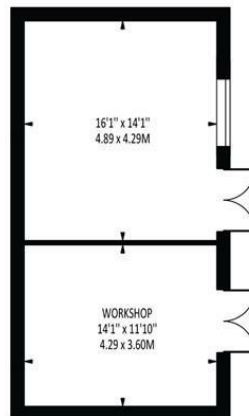
Total Area: 2495 SQ FT • 231.76 SQ M  
(Including Eaves Storage, Restricted Height Area, Outbuilding & Garage)  
Eaves Storage & Restricted Height Area Area : 227 SQ FT • 21.08 SQ M  
Garage Area : 281 SQ FT • 26.12 SQ M  
Outbuilding Area : 398 SQ FT • 36.98 SQ M



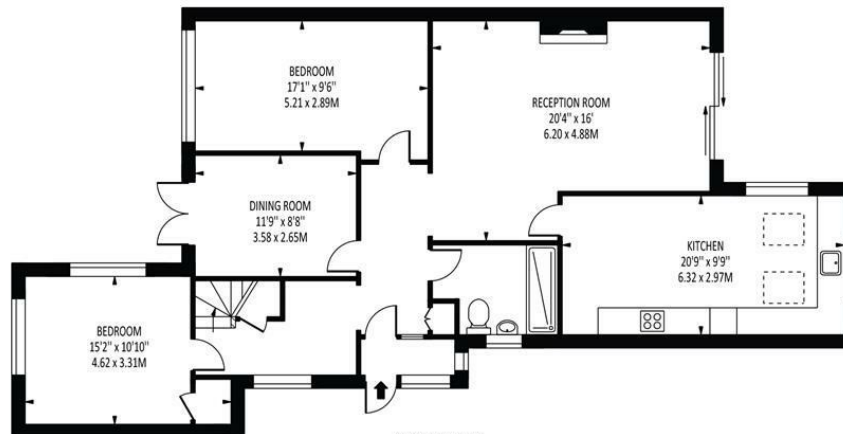
FIRST FLOOR



GROUND FLOOR



GROUND FLOOR



GROUND FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
	55	73

**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

**TADWORTH OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**  
157 High Street  
Epsom, Surrey KT19 8EW  
01372 726 666

The  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

